



Historic Preservation Board Regular Meeting

January 13, 2021 at 9:00 a.m.

City Hall Commission Chambers or Virtual Meeting
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Call to Order and Approval of the December 9, 2020 meeting minutes.

2. Public Hearing Action Items

- a) 1. HDA 21-01 Request by Tyler and Jeanette Doggett to designate the property and building at 1645 Forest Avenue as an historic landmark on the Winter Park Register of Historic Places. The existing Arts & Crafts Bungalow style home was built in 1925. Zoned: R-1AA.
- a) 2. COR 21-01 Request by Tyler and Jeanette Doggett for the property at 1645 Forest Avenue to add 1,013 square feet to the existing 2,035 square foot one-story home to the rear of the existing home, with variances requested for a 5-foot setback for the addition on the north in lieu of the 11 feet required and for a rear setback 15 feet in lieu of the required 25 feet. Zoned: R-1AA.
- b) 1. HDA 21-02 Request by James Hendrickson and Darrell Layton to designate the property and building at 1310 Devon Road as an historic landmark on the Winter Park Register of Historic Places. The existing Minimal Traditional home was built in 1941. Zoned: R-1A.
- c) 1. HDA 21-03 Request by Ernesto Brovelli and Celeste Wojtalewicz to designate the property and building at 1800 Forrest Road built in 1949 as a historic landmark on the Winter Park Register of Historic Places. Zoned: R-1AA.
- c) 2. COR 21-02 Request by Ernesto Brovelli and Celeste Wojtalewicz for the property at 1800 Forrest Road to rebuild the existing, one-story, 288 square foot shed located in the rear of the property 3.8 feet from the side and rear property lines in lieu of the required 5-foot side and 10-foot rear setbacks. Zoned: R-1AA.

3. Planning Report and Board Updates

Work session with Clarissa Howard, Director of Communications.

4. Upcoming Meeting Schedule

Next Regular Meeting: Wednesday, February 10, 2021 at 9:00 a.m.

Agenda Items

appeals & assistance

“If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” (F.S. 286.0105).

“Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office (407-599-3277) at least 48 hours in advance of the meeting.”

Historic Preservation Board Staff Report for January 13, 2021 Meeting

HDA 21-01. Request of Tyler and Jeanette Doggett to designate the property at 1645 Forest Avenue built in 1925 to the Winter Park Register of Historic Places.

COR 21-01 Request of Tyler and Jeanette Doggett for additions to the 1925 existing home at 1645 Forest Avenue to build a 1,013 sq. ft. addition to the rear.

Zoned: R-1AA Parcel ID # 07-22-30-2472-03-230

Request for Historic Designation of 1645 Forest Avenue:

The owners of 1645 Forest Avenue (Tyler and Jeanette Doggett) have voluntarily agreed to designate their home at 1645 Forest Avenue, built in 1925, to the Winter Park Register of Historic Places, contingent upon the approval of further development plans for the property.

The existing one-story home is 2,036 square feet in size with a small 60 sq. ft. porte cochere over the driveway. The 1925 design of this home combines elements of an American Craftsman bungalow design with the Four Square architectural style both prevalent during the 1920's. Below on the left is an example of the Four Square style and on the right, an example of American Craftsman bungalow. Regardless of the classification of architectural style, this home is highly qualified for designation on the Winter Park Register of Historic Places.



American Craftsman-style bungalow in San Diego, California. Similar homes are common in older neighborhoods of many western American cities.

Years active 1890s–1930s

Influences Arts and Crafts movement



1645 FOREST AVE, WINTER PARK, FL 32789 8/10/2018 9:09 AM

Request for Approval of Additions to the Home

The owners are offering to designate the existing 1925 home contingent upon approval to add 1,013 square feet to the home. These additions consist of a small 103 sq. ft. roof extension to the rear of the existing porte-cochere over the driveway and then a 910 sq. ft. living space addition to the rear of the home. Complete plans from JDC Design have been provided including site plan, architectural elevations and perspective images. Also shown on the plans are a future swimming pool and new circular driveway.

There are two variances requested, that relate to the setbacks for the addition to the home. The side setback (North) is 11 feet based on this lot width and the plans request a 5-foot setback. The staff is comfortable with this variance for two reasons. One is that the length of this one-story addition along that 5-foot setback line is modest at 23.5 feet in length. The other reason is that if this were a detached garage (and not living area) the one-story detached garage setbacks are 5 feet from that same side property line and 10 feet from the rear. Thus, no variance would be needed.

The second variance is similar as the rear setback (East) is 25 feet to the one-story addition and the plans request a 15-foot rear setback. The staff is comfortable with this variance as again if this were a one-story detached garage at the end of the driveway then a 10-foot rear setback applies.

It is important to point out that the total size of the two structures will be a combined 3,049 sq. ft. which is a floor area ratio (FAR) of 24.2% versus the maximum permitted size of a 4,790 sq. ft. at the maximum 38% FAR if this were a tear down and rebuild. The total impervious coverage proposed with swimming pool and circular driveway is at 53% which is less than the permitted 60% for a one-story home.

Summary and Recommendation

One goal of our historic preservation designations is the preservation of authentic architectural styles built in the past that portray the architectural heritage of the City. A second goal is to maintain the historic scale and character of our neighborhoods. This application accomplishes both goals.

Historic designations are ideally a 'win-win' for both parties. The City gains the preservation of our architectural heritage and preservation of the scale and character of the neighborhood (versus a tear down and rebuild). The owners also enjoy the preservation and enhancement of their home with variances that are reasonable and do not negatively affect the adjacent owners. Again, a detached garage could be built in the same location with no variances.

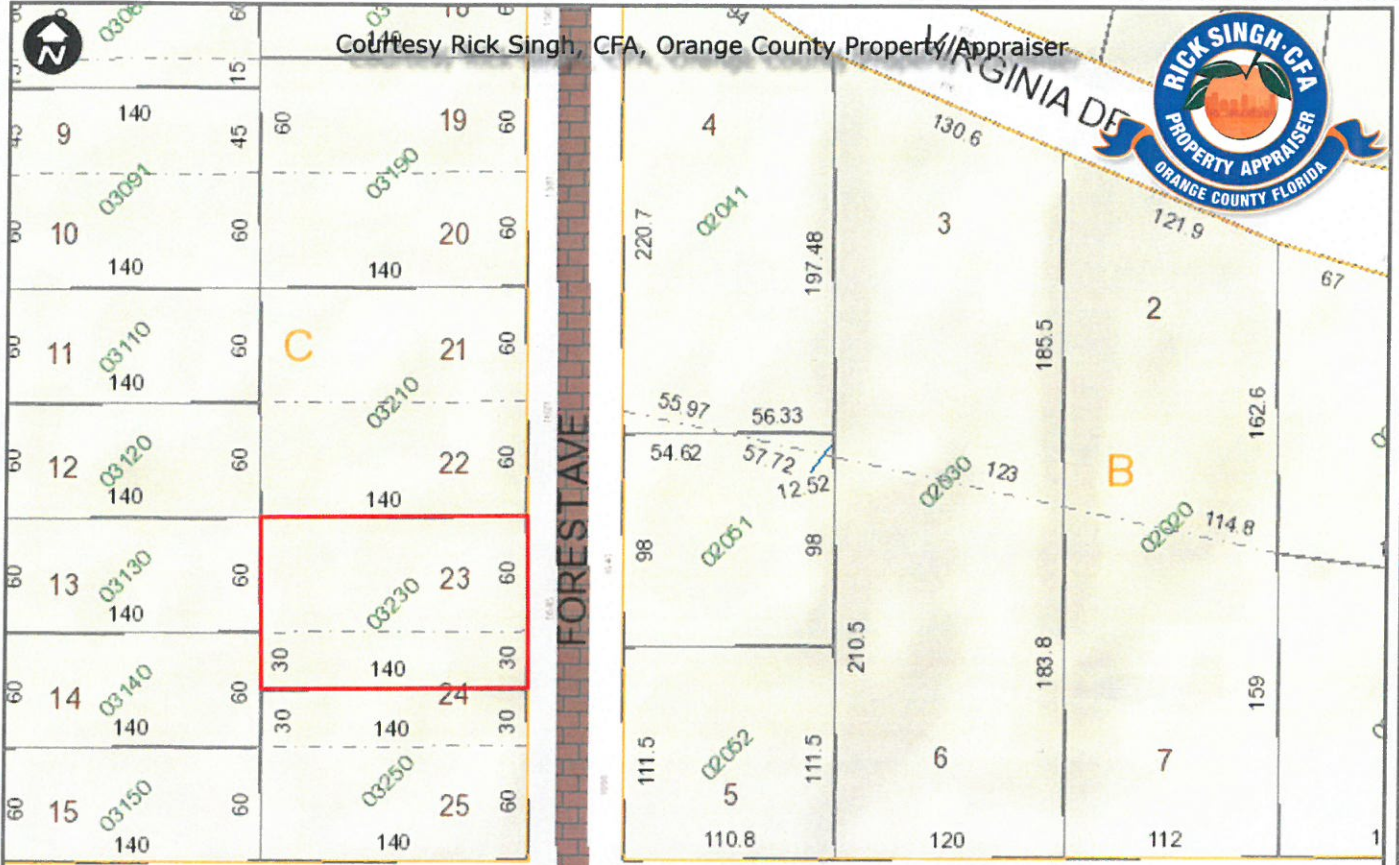
The staff has full confidence in this applicant and architect with respect to design details. As such staff supports the application as qualified for listing on the Winter Park Register of Historic Places and recommends approval of the additions requested with the variances.

STAFF RECOMMENDATION IS FOR APPROVAL OF 1645 FOREST AVENUE IN THE WINTER PARK REGISTER OF HISTORIC PLACES AND APPROVAL OF THE SITE AND BUILDING PLANS AS SUBMITTED INCLUSIVE OF THE VARIANCES REQUESTED.

OCA Web Map

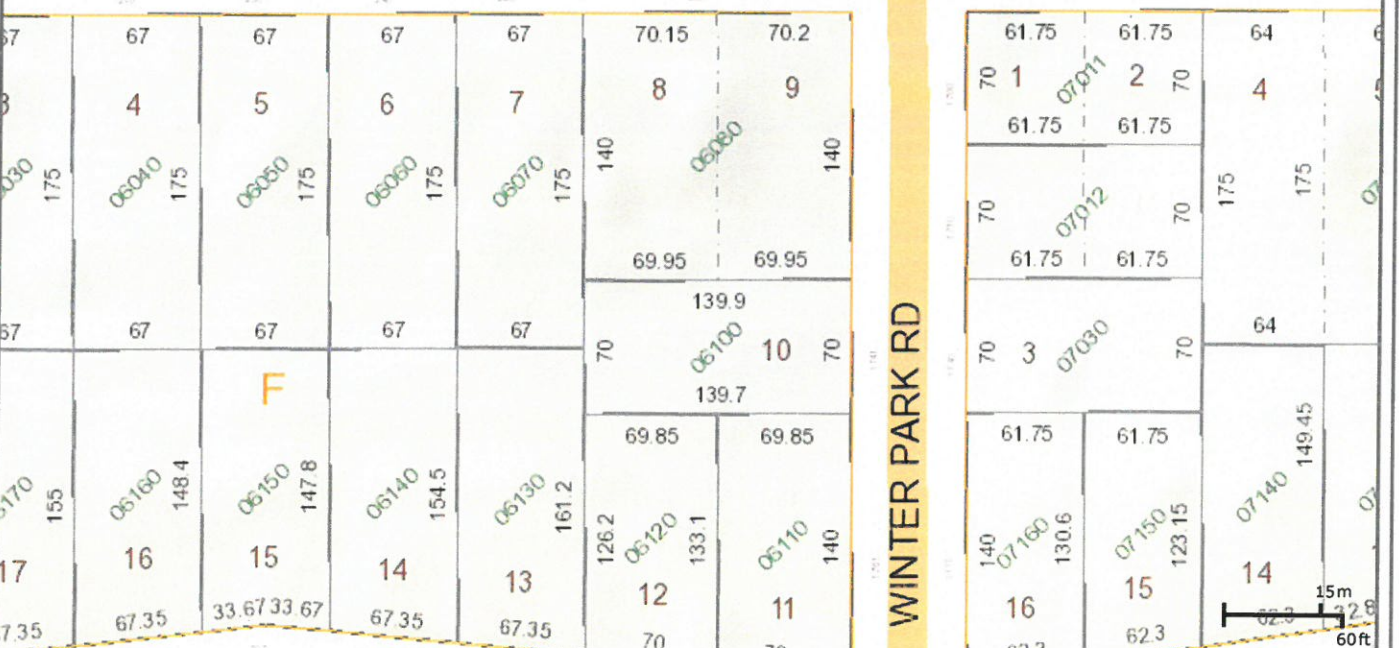
	Florida turnpike		Major Roads		Proposed Road		Residential		Commercial/Industrial Vacant Land		Parks		6 Lot Number
	Interstate 4		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Toll Road		Gated Roads		Block Line		Commercial/Institutional		Hydro		Building		3106 Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		E Block Number		111.9 Parcel Dimensions		

Courtesy Rick Singh, CFA, Orange County Property Appraiser



LAKE SUE AVE

E LAKE SUE AVE



WINTER PARK RD

Created: 1/4/2021

This map is for reference only and is not a survey.

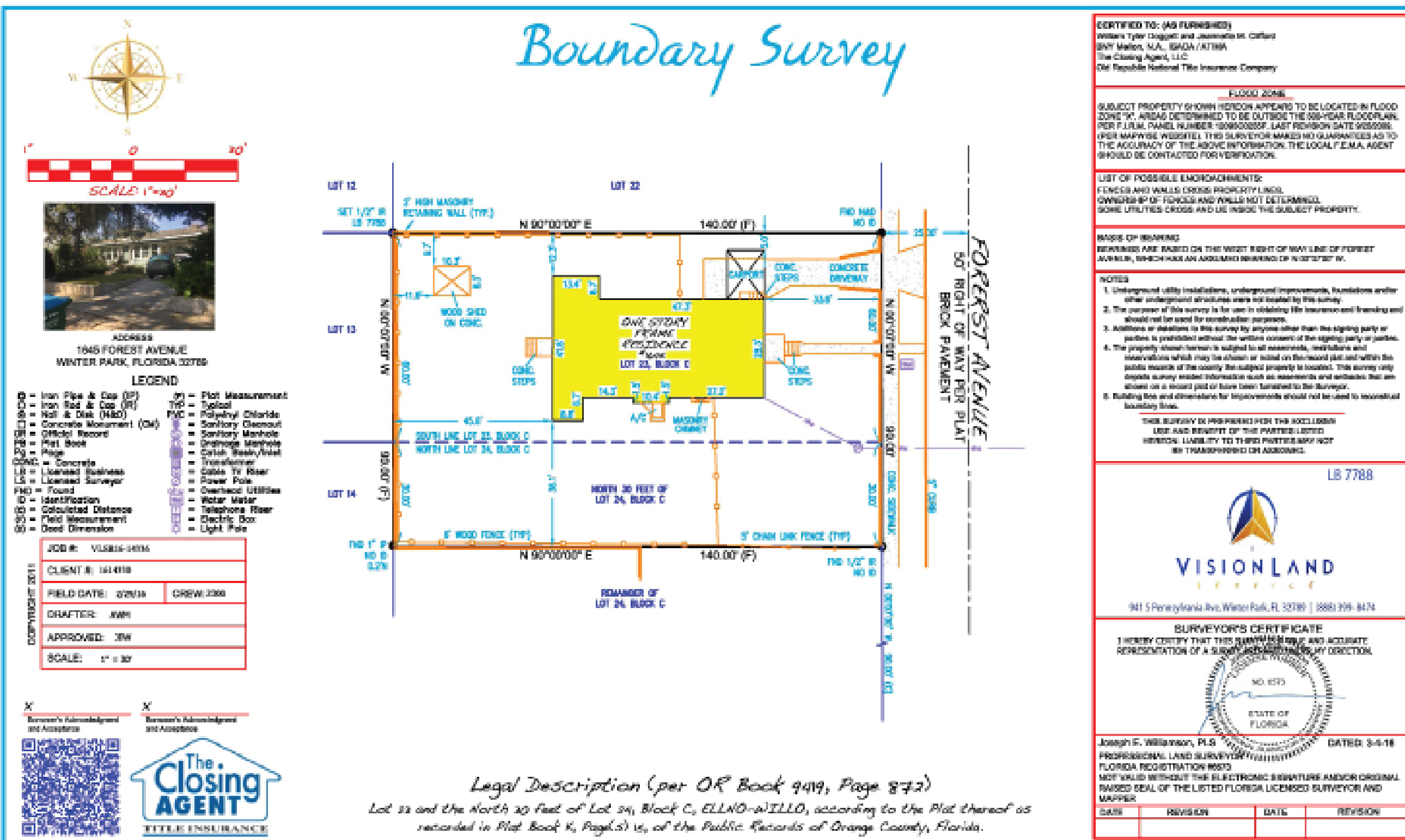
DOGETT RESIDENCE

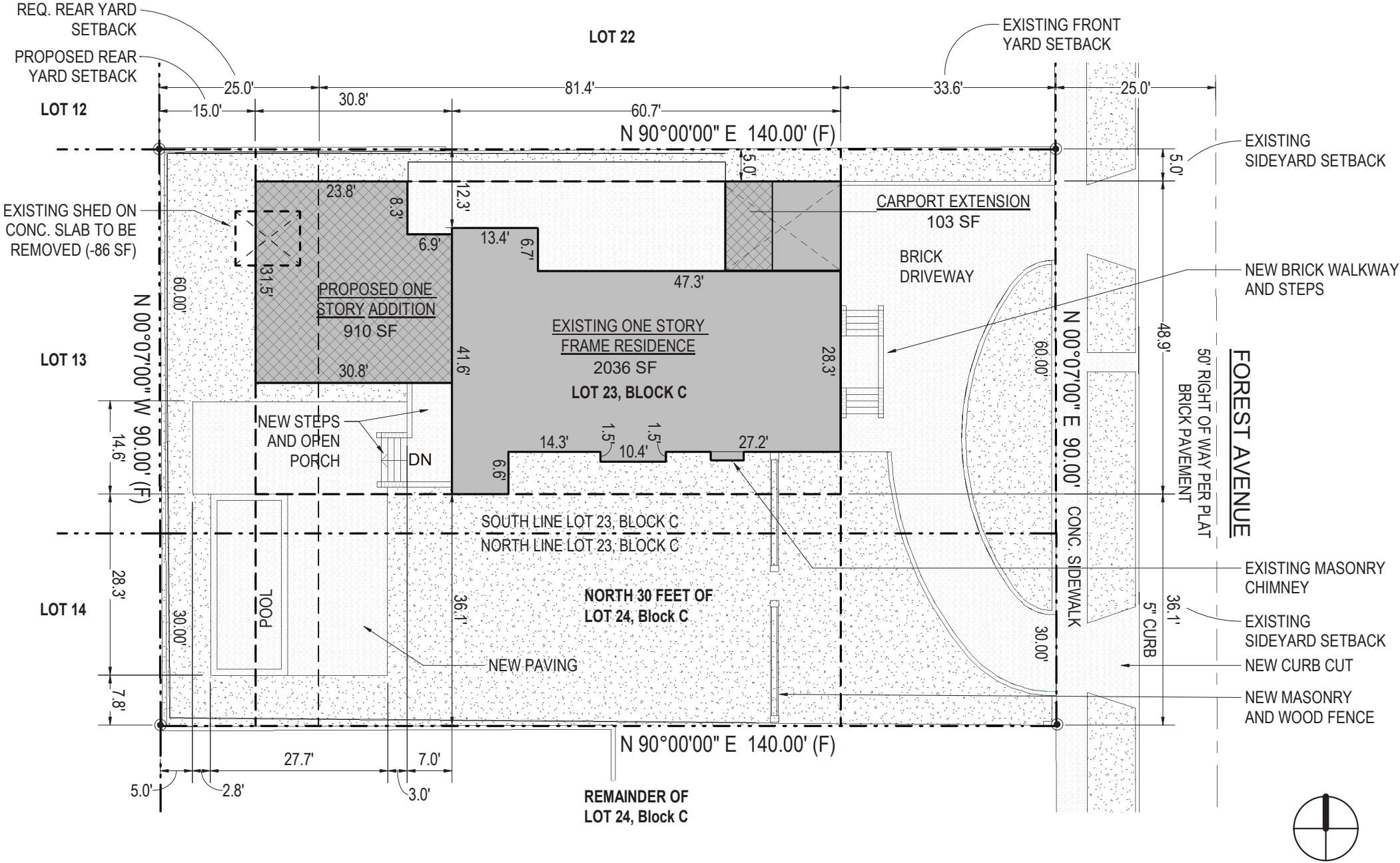
1645 FOREST AVENUE, WINTER PARK, FL 32789

Variance Application 12/10/2020



JDC Design
architecture | interiors | planning





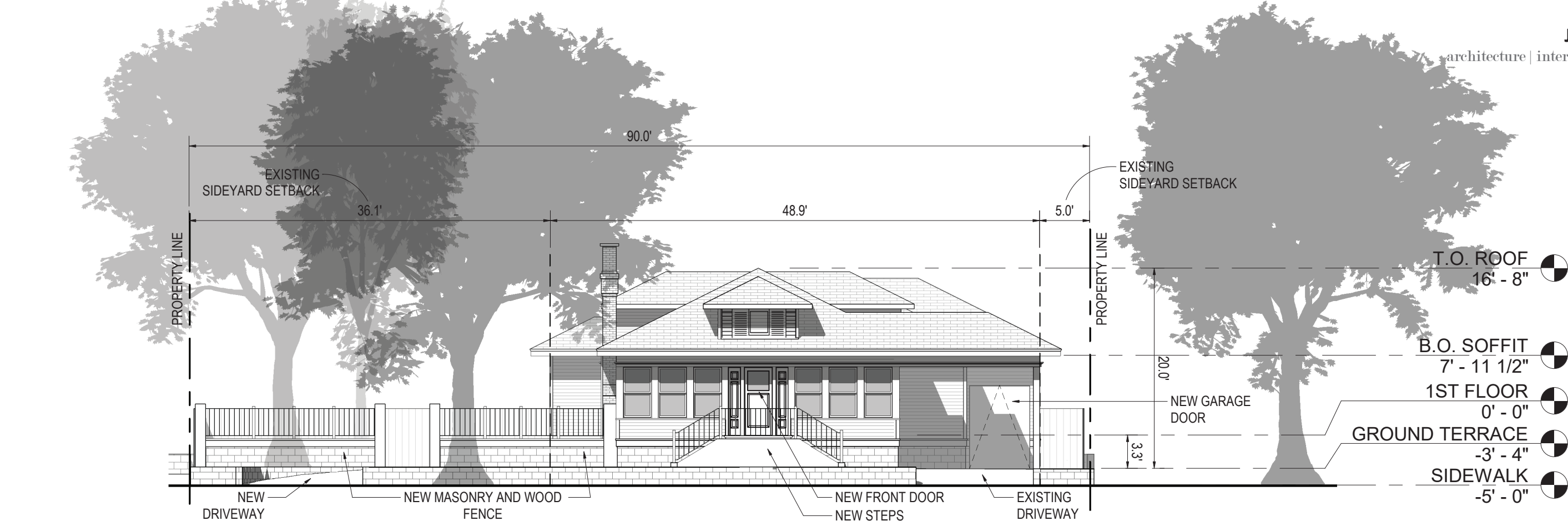
LOT COVERAGE SCHEDULE

LOT AREA : 12,604 SF		
COVERAGE TYPE	AREA (SF)	% LOT AREA
EXISTING STRUCTURE	2,036	16%
NEW PROPOSED STRUCTURE	1,013	8%
HARDSCAPED AREA	3,750	30%
LANDSCAPED GREEN AREA	5,805	46%

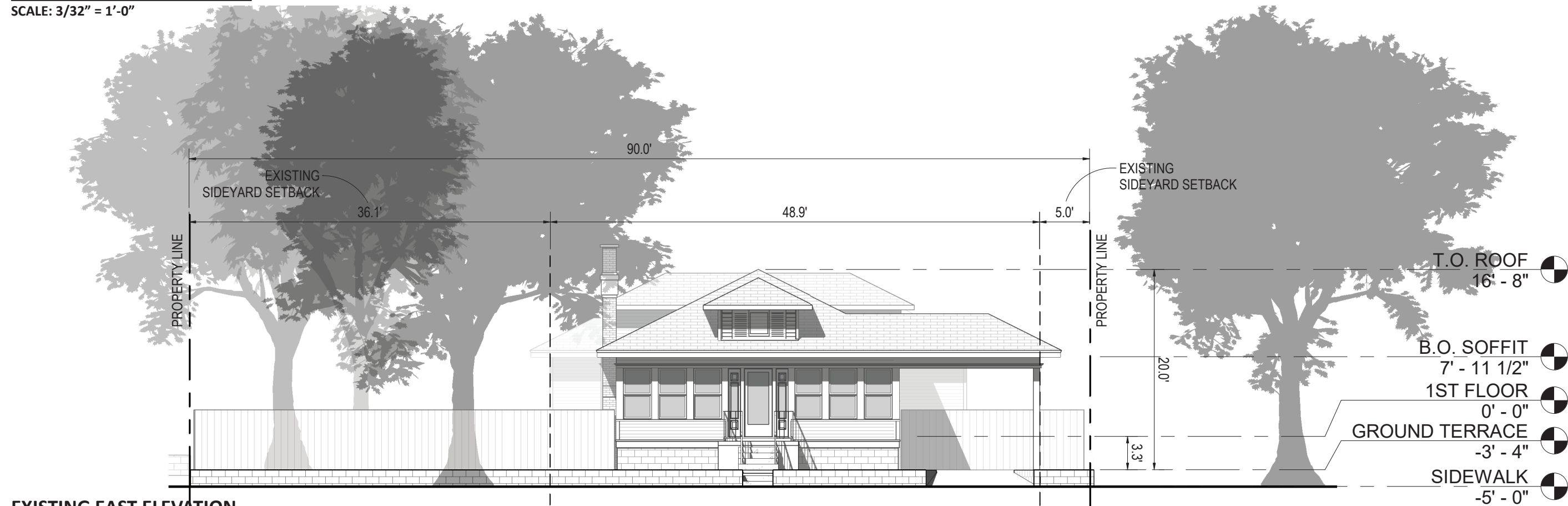
PROPOSED LOT COVERAGE PLAN
SCALE: 1" = 20'-0"



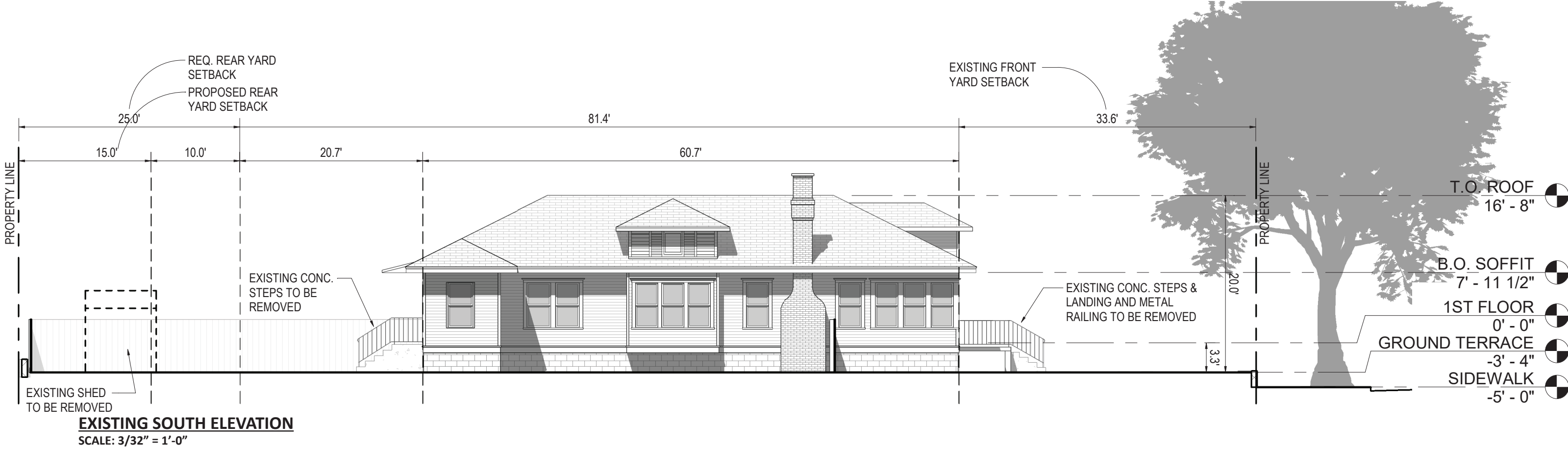
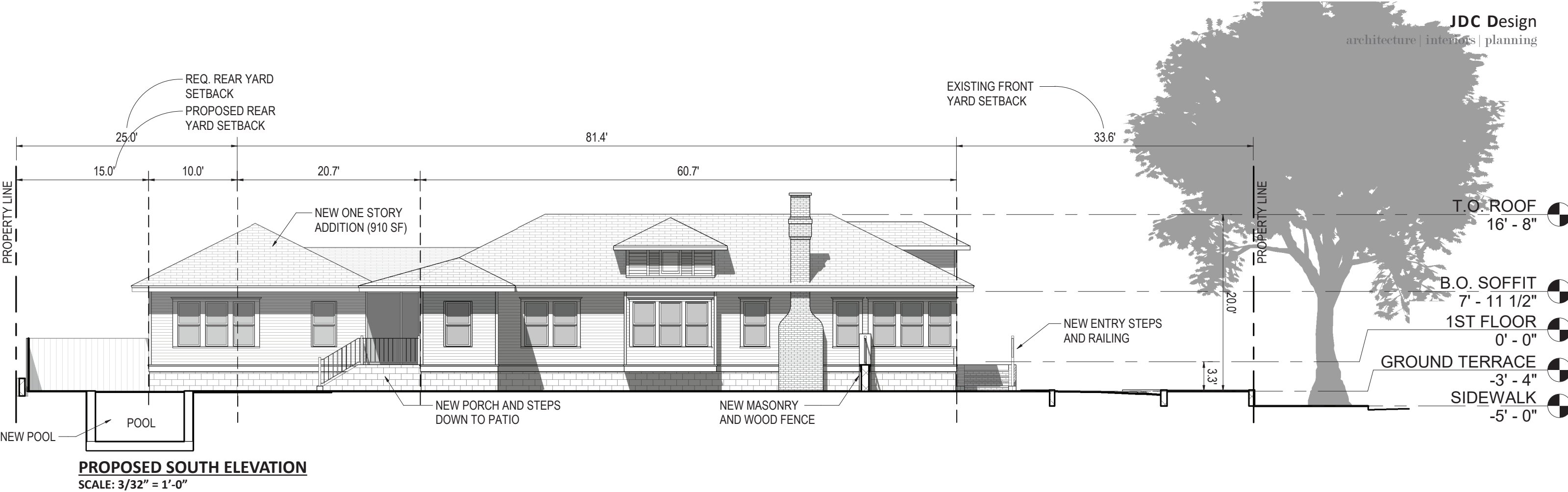
PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"

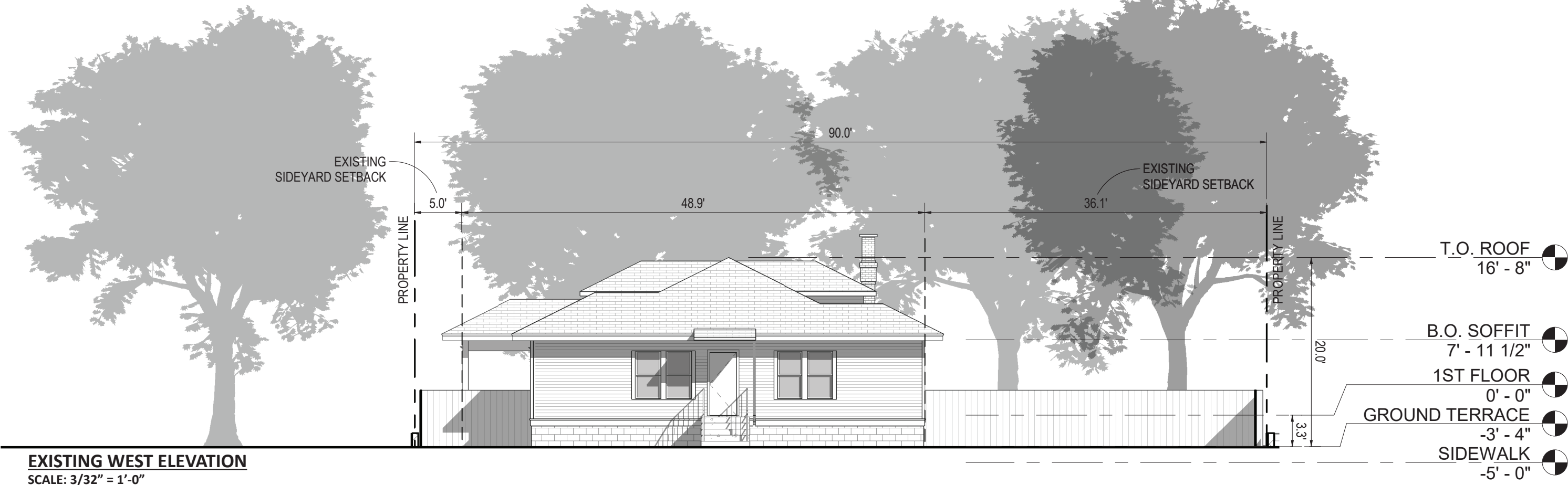
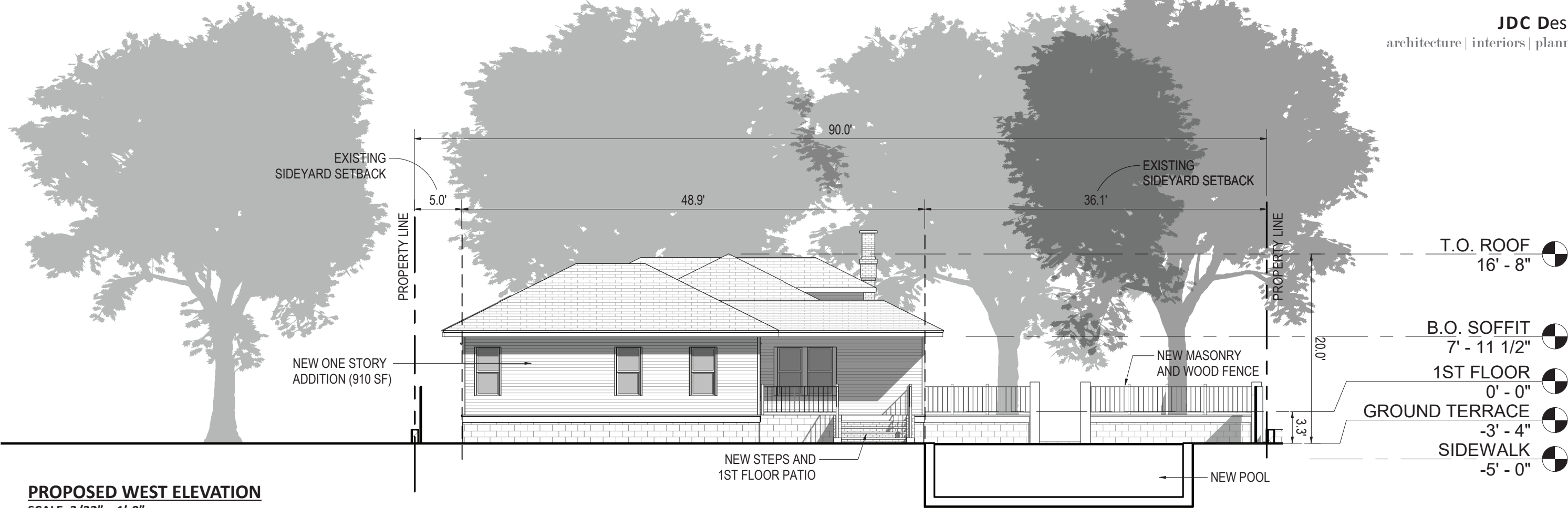


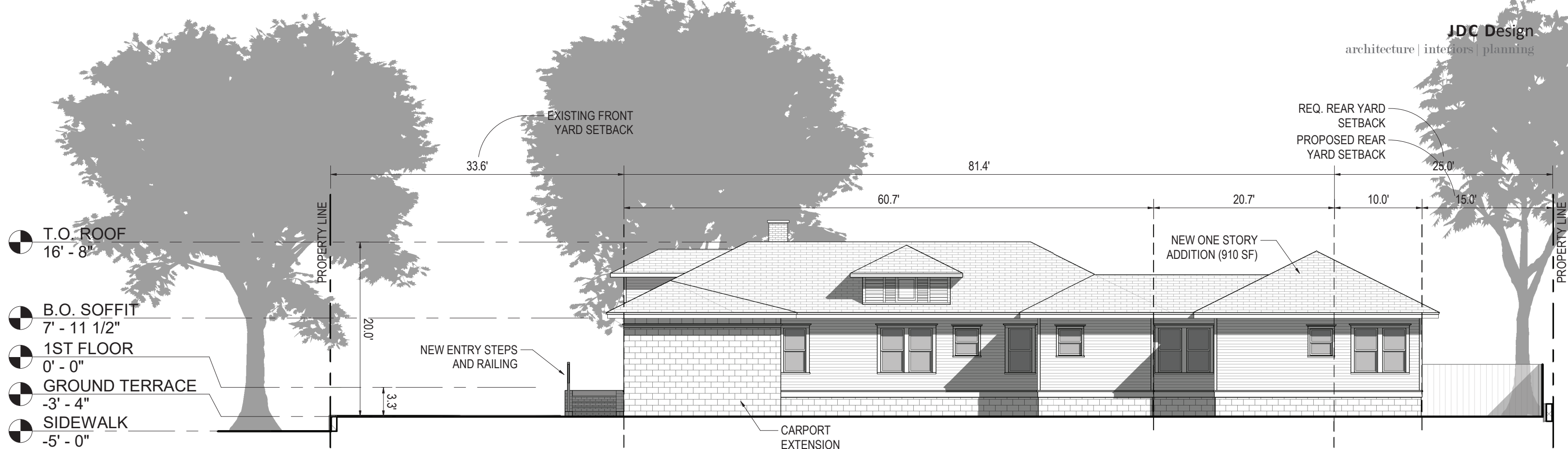
PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



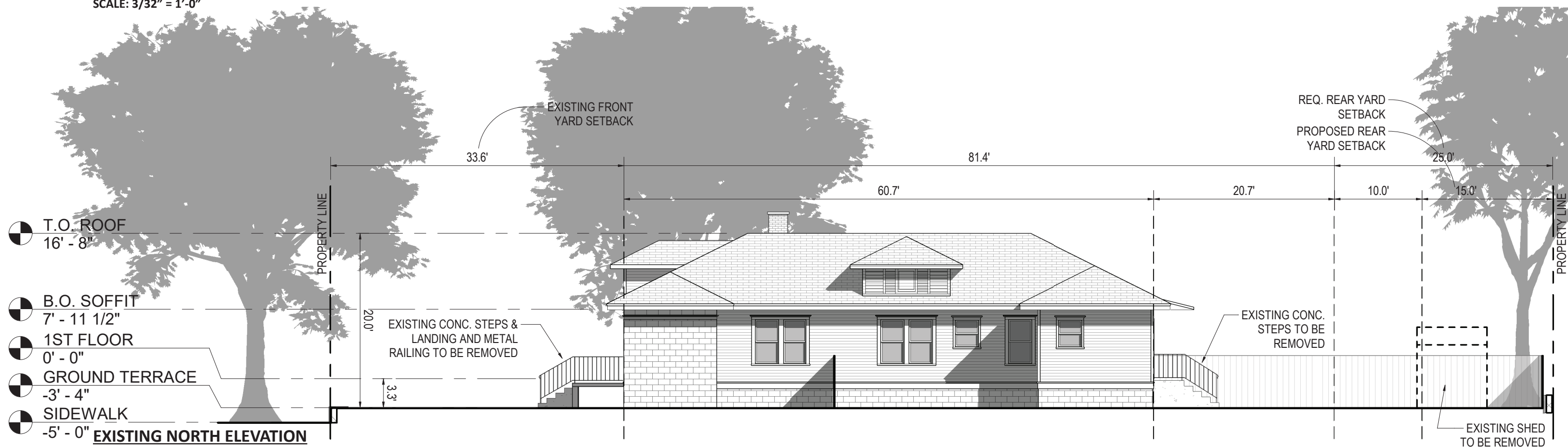
EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"







PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY
LOCATED AT 1645 FOREST AVENUE, WINTER PARK, FLORIDA
AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER
OF HISTORIC PLACES.**

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1645 Forest Avenue with the existing home built in 1925 is an example of the American Craftsman Bungalow style architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1645 Forest Avenue as a historic resource on the Winter Park Register of Historic Places, such action being taken in concert with the approval by the Historic Preservation Board for side and rear setback variances as approved by the Historic Preservation Board.

SECTION 2. That the construction to the residence shall be eligible for the historic preservation incentive of city fee waiver for underground electric and discount on building permit fees.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Steve Leary, Mayor

ATTEST:

City Clerk



City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

City of Winter Park Historic Designation Application

1. 1645 Forest Ave., Winter Park, FL 32789
Building address

William T Doggett and Jeannette C Doggett 1645 Forest Ave., Winter Park, FL 32789 407-496-1081
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. I, William T Doggett and Jeannette C Doggett, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

William T. Doggett
Owner's Signature

Jeannette C Doggett

12/10/20
Date

Historic Preservation Board Office Use

Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
☐ B. Association with the lives of a person or persons significant in our past; or that
☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR-_____

☐ Local Historic Landmark

☐ Local Historic Resource



City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. 1645 Forest Ave., Winter Park, FL 32789
Building address

William T Doggett and Jeannette C Doggett 1645 Forest Ave., Winter Park, FL 32789 407-496-1081
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. Please indicate the work your propose to undertake:

☐ Minor alteration ☐ New construction ☒ Addition ☐ Demolition ☒ Rehabilitation

☒ Variance request (additional information required) ☐ Other: _____

3. Proposed project narrative: (attach additional page if necessary)
1,000 +/- SF addition, new roof, new front entry and door, replace wood rot, paint exterior, new driveway

4. The following supplementary information shall be provided as applicable to describe the proposal:

☒ Site plan ☒ Floor plan(s) ☒ Elevations(s) ☒ Photo(s) ☒ Survey

☐ Material and product information ☒ Setback/Coverage worksheet REQUIRED

Other: _____

5. I, William T Doggett and Jeannette C Doggett, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

William T Doggett
Owner's Signature

Jeannette C Doggett

12/10/20
Date

Historic Preservation Commission Office Use

Date received: _____ HPC Meeting: _____ Case File No. _____

Historic name of building (if any)

Historic district name (if any)

Parcel Identification Number

Year built

☐ historic landmark ☐ historic building/structure

☐ district contributing element ☐ district non-contributing element

Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any **exterior** alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) shall not review interior alterations but it shall consider the effect of such plans as they relate to the exterior. The design guidelines used by the (HPB) shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit seven copies of all information required to the Planning Department, City Hall, 2nd floor. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

1. Issuance of a Certificate of Review for the proposed work;
2. Issuance of a Certificate of Review with specified modifications and conditions;
3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
4. Denial of the application;
5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

The HPB will take action on completed applications only. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:
Planning Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3440

**Historic Preservation Board
Certificate of Review**

Supplemental Application for Variance Request

1. Describe variance request: *Our request is to add 1,000 +/- square feet to the existing 2,035 square foot one-story home to the rear of the existing home, with variances requested for a 5-foot setback for the addition on the north in lieu of the 11 feet required and for a rear setback 15 feet in lieu of the required 25 feet.*

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned? *Our home was built in the 1920s. We do not want to consider any addition to the home that would change the street elevation of the home. We would like to preserve the front and side (south) elevation as seen from the street and sidewalk.*

3. Describe the requirements, from the Land Development Code upon which this request is based. *Variances requested for a 5-foot setback for the addition on the north in lieu of the 11 feet required and for a rear setback of 15 feet in lieu of the required 25 feet.*

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation. *The variance allows for the addition location to be in the rear of the property - and provides for complete preservation of the front and east side street elevations.*

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.

Historic Preservation Board Staff Report for January 13, 2021 Meeting

HDA 21-02. Request of James Hendrickson and Shawn Layton to designate the property at 1310 Devon Road to the Winter Park Register of Historic Places.

Zoned: R-1A Parcel ID # 12-22-29-6432-02-300

Description of the Request:

James Hendrickson and Shawn Layton have voluntarily agreed to designate their home at 1310 Devon Road on the Winter Park Register of Historic Places. This home at 1310 Devon Road is an example of the Minimal Traditional architectural style applied to a residence as was popular when this home was built in 1941 along with many others in the Orwin Manor neighborhood. This one-story stucco wood frame dwelling has an attractive open front porch that adds aesthetic character and front yard appeal to the home.

This one-story home is a total of 1,956 square feet with 1,310 square feet of living space as a two-bedroom, two-bath residence with an attached garage in the rear and open front porch. While there are no plans to do so at this time, the home could be expanded to the rear to create a three-bedroom, two-bath home as was approved by the Historic Preservation Board at 1375 Buckingham Road.

The Minimal Traditional architectural style was popular during the 1930's and 1940's across the nation. Many people coming out of the depression era had limited financial resources and these plain and simple homes were functional and popular for allowing home ownership. While those with more financial resources during that era might have been able to afford the Craftsman or Bungalow style homes with more exterior ornamentation, there were many young couples or blue-collar workers who built to the Minimal Traditional style in order to achieve home ownership. Orwin Manor has many Minimal Traditional homes along with Spanish Mission styles that were also popular during that era.

In this current residential market environment that emphasizes tear downs and rebuilds, this designation will insure that the scale and character of the original Orwin Manor homes remains in place. 1310 Devon Road was originally constructed in 1941 as part of the Orwin Manor development, retains its original architectural integrity and is qualified for listing on the Winter Park Register of Historic Places.

STAFF RECOMMENDATION IS FOR APPROVAL IN THE WINTER PARK REGISTER OF HISTORIC PLACES.



1310 DEVON RD, WINTER PARK, FL 32789 9/3/2020 10:01 AM



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY
LOCATED AT 1310 DEVON ROAD, WINTER PARK, FLORIDA AS A
HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF
HISTORIC PLACES.**

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1310 Devon Road with the existing home built in 1941 is an example of the Minimal Traditional style architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1310 Devon Road as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Steve Leary, Mayor

ATTEST:

City Clerk

OCPA Web Map



Florida turnpike



Interstate 4



Toll Road

Major Roads

Public Roads

Gated Roads

Road Under Construction

Proposed Road

Brick Road

Block Line

Lot Line

Residential

Agriculture

Commercial/Institutional

Governmental/Institutional/Misc

Commercial/Industrial Vacant Land

Agricultural Curtilage

Hydro

Waste Land

Parks

Lakes and Rivers

Building

Block Number

6 Lot Number

06060 Parcel Number

3106 Parcel Address

111.9 Parcel Dimension



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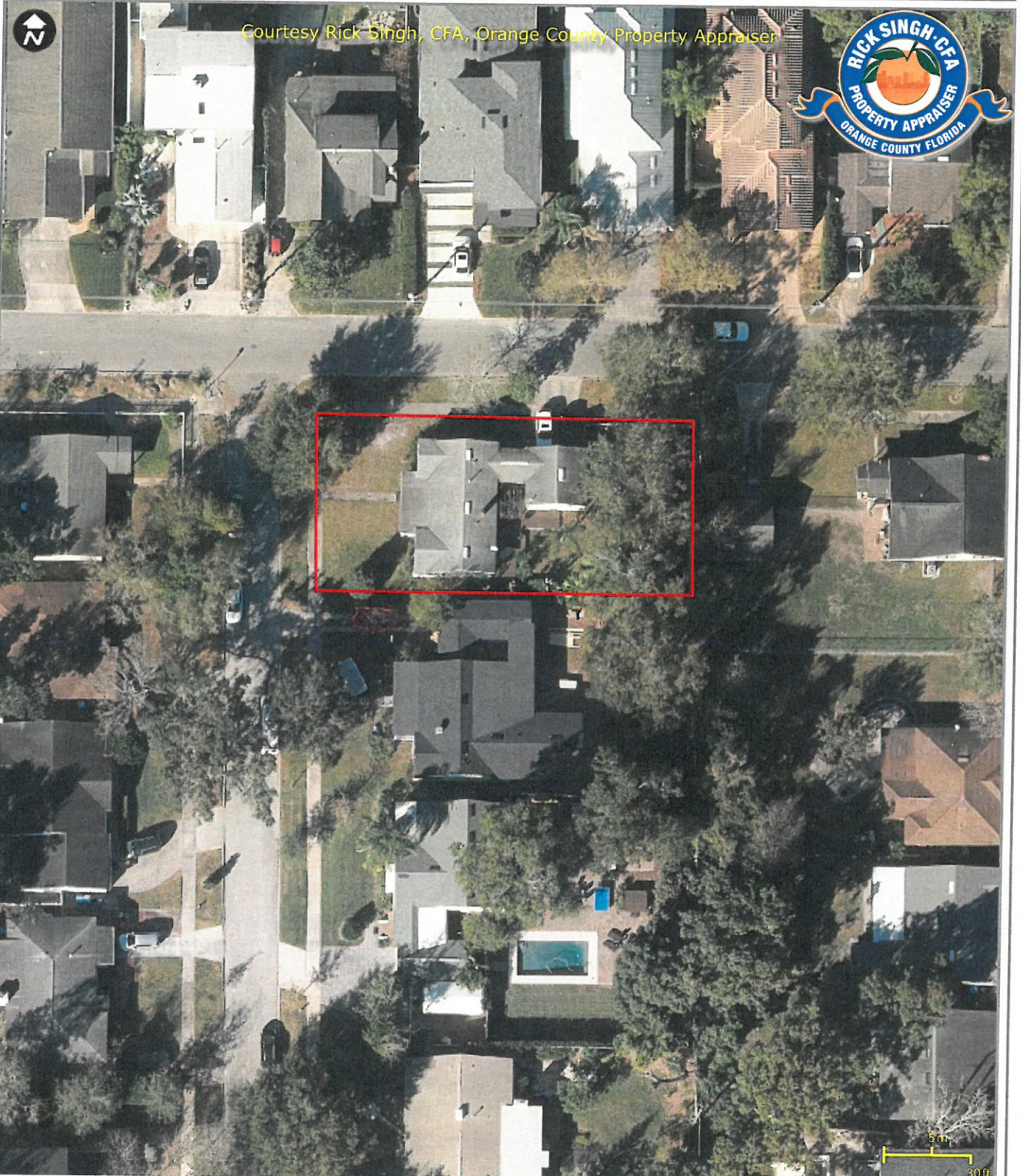
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OCPA Web Map

OCA Web Map													
	Major Roads		Proposed Road		Residential		Commercial/Industrial Vacant Land		Parks	6	Lot Number		
	Florida turnpike		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		Block Number	111.9	Parcel Dimension



Created: 12/17/2020

This map is for reference only and is not a survey.



City of Winter Park
Historic Preservation Commission
Planning and Community Development Department
401 Park Avenue, South
Winter Park, Florida 32789
(407) 599-3498

Historic Designation Application

1. 1310 Devon Rd, Winter Park, FL 32789
Building address
- James Hendrickson & Darrell Layton 1310 Devon Rd, Winter Park 321-302-2618
Owner's name(s) Address FL 32789 Telephone

Applicant's name (if different from above) Address Telephone

2. I, James Hendrickson, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

James Hendrickson
Owner's Signature

Date

Historic Preservation Commission Office Use

Criteria for Designation

- ___ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- ___ B. Association with the lives of a person or persons significant in our past; or that
- ___ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- ___ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR-_____

☐ Local Historic Landmark

☐ Local Historic Resource

Historic Preservation Board Staff Report for January 13, 2021 Meeting

HDA 21-03. Request of Ernesto Brovelli and Celeste Wojtalewicz to designate their property at 1800 Forrest Road built in 1949 to the Winter Park Register of Historic Places.

COR 21-02 Request of Ernesto Brovelli and Celeste Wojtalewicz for renovations to the accessory shed in the backyard of their 1949 home at 1800 Forrest Road.

Zoned: R-1AA Parcel ID # 07-22-30-1252-05-010

Request for Historic Designation of 1800 Forrest Road:

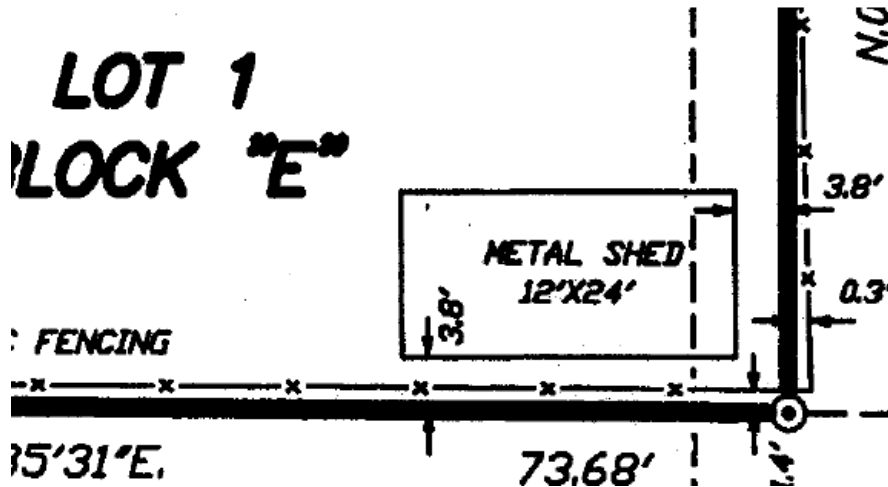
The owners of 1800 Forrest Road (Ernesto Brovelli and Celeste Wojtalewicz) have voluntarily agreed to designate their home at 1800 Forrest Road, built in 1949, to the Winter Park Register of Historic Places, contingent upon the approval of further development plans for the property. The existing one-story home is 2,155 square feet in size with a small 288 sq. ft. metal shed at the rear of the property. The 1949 design of this home combines elements of Ranch styling.



1800 FORREST RD, WINTER PARK, FL 32789 2/12/2018 10:23 AM

Request for Approval to Reconstruct the Shed at the Rear of the Home

The owners are offering to designate the existing 1949 home contingent upon approval to substantially rebuild the existing (12 x 24) metal shed (288 square feet) which sits 3.8 feet from the rear and side property lines. The current Code for such a shed would be 10 feet from the rear property line and 5 feet from the side property line. Thus the current shed is a "nonconforming structure" given its location at a 3.8-foot rear and side setback. Due to the substantial nature of the reconstruction of this shed and the transformation into accessory living space, a variance is need to reconstruct this accessory building in the same location.



Complete plans from Devon Tully of the Spencer/Tully architecture firm are attached including site plan, and architectural elevations. The plans also show a new wood deck on the side facing the home with the picture below as the design inspiration.



This will be a modest one-story structure that will enhance the look versus the current metal shed. There is substantial landscaping that screens views of the neighbors. There are no issues with floor area ratio or impervious coverage.

Summary and Recommendation

One goal of our historic preservation designations is the preservation of authentic architectural styles built in the past that portray the architectural heritage of the City. A second goal is to maintain the historic scale and character of our neighborhoods. This application accomplishes both goals.

Historic designations are ideally a 'win-win' for both parties. The City gains the preservation of our architectural heritage and preservation of the scale and character of the neighborhood (versus a tear down and rebuild). The owners also enjoy the preservation and enhancement of their home with variances that are reasonable and do not negatively affect the adjacent owners.

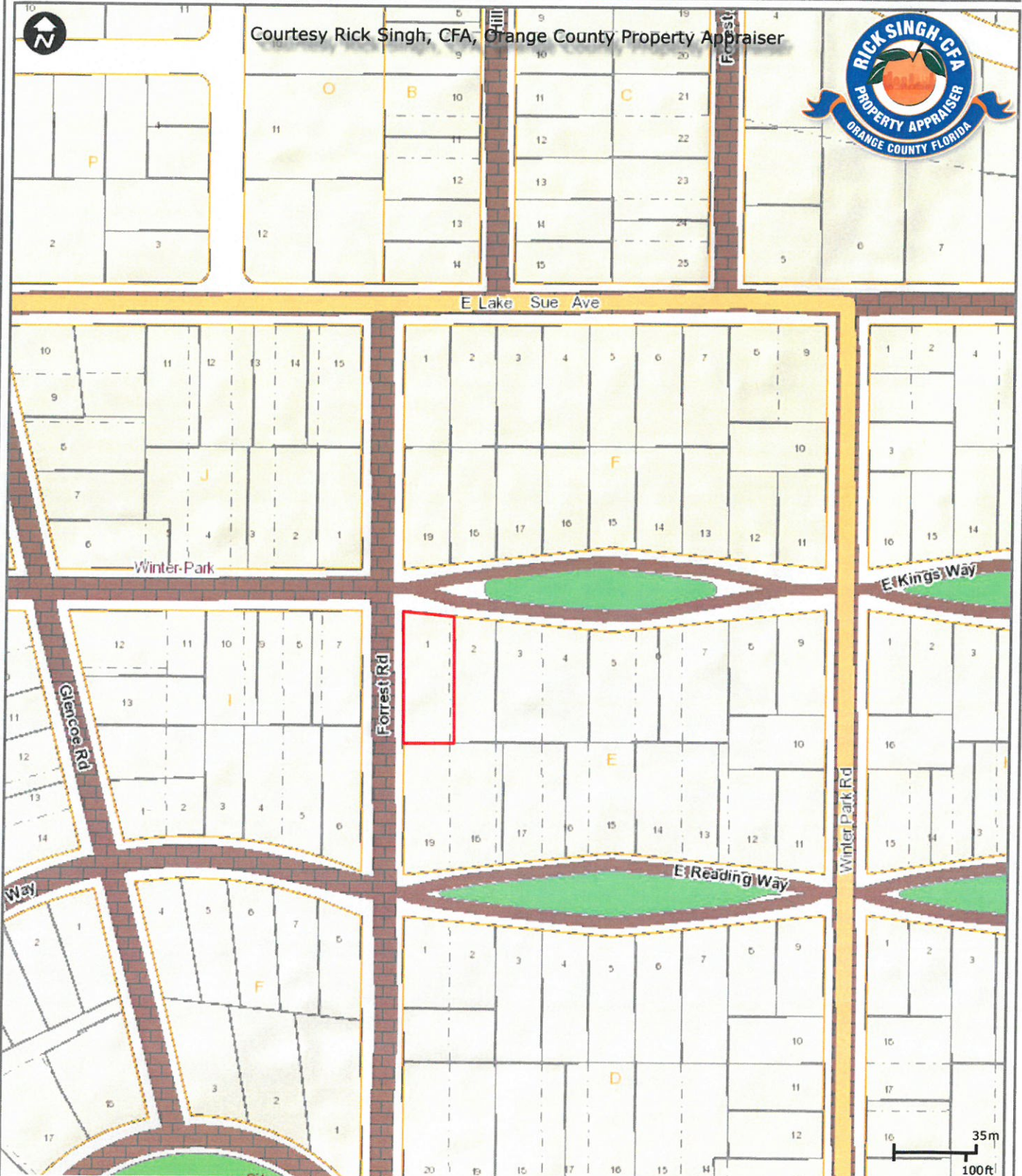
The HPB can have full confidence in this applicant and architect with respect to design details. As such, staff supports the application as qualified for listing on the Winter Park Register of Historic Places and recommends approval for reconstruction of the accessory structure requested with the setback variances.

STAFF RECOMMENDATION IS FOR APPROVAL OF 1800 FORREST ROAD IN THE WINTER PARK REGISTER OF HISTORIC PLACES AND APPROVAL OF THE SITE AND BUILDING PLANS AS SUBMITTED INCLUSIVE OF THE VARIANCES REQUESTED.

OCPA Web Map

Florida turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital	

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 1/4/2021

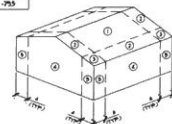
This map is for reference only and is not a survey.

WIND PRESSURE TABLE / DIAGRAM

NET ROOF PRESSURE TABLE (PSF)				
Tributary Area (ft²)	Interior Zone 1 (PMF)		Edge Zone 2 (PMF)	
	Positive	Negative	Positive	Negative
10	21.0	-29.5	21.0	-34.1
20	26.2	-31.1	26.2	-37.1
30	29.2	-32.2	29.2	-39.2
40	31.0	-33.0	31.0	-40.5

WALL PRESSURE TABLE (PSF)				
Tributary Area (ft²)	Interior Zone 1 (PMF)		Edge Zone 2 (PMF)	
	Positive	Negative	Positive	Negative
10	29.5	-31.1	29.5	-35.4
20	30.2	-32.1	30.2	-36.5
30	31.1	-32.9	31.1	-37.4
40	31.6	-33.5	31.6	-38.1
50	32.0	-34.0	32.0	-38.6
60	32.3	-34.3	32.3	-39.0
70	32.5	-34.5	32.5	-39.3
80	32.6	-34.6	32.6	-39.4
90	32.7	-34.7	32.7	-39.5
100	32.8	-34.8	32.8	-39.6

1' EDGE / CORNER DISTANCE = 1' ± 4"



WALL PRESSURE DIAGRAM
SCALE: NTS

GENERAL NOTES

TYPICAL BUILDING CATEGORY + DESIGN PRESSURES FOR OPENINGS

FLORIDA BUILDING CODE 2017, SIXTH EDITION (RESIDENTIAL)
135 MPH DESIGN WIND SPEED - 3 SECOND GUST WIND SPEED

WIND IMPORTANCE FACTOR 1.0

EXPOSURE B, BUILDING RISK CATEGORY 2, STRUCTURE

INTERNAL PRESSURE COEFFICIENT 1.0/0.8

DESIGN LIVE LOADS: ROOF = 30 PSF, FLOOR = 40 PSF

BUILDING INFORMATION

TYPE V, UNPROTECTED, PER FBC 2017, SIXTH EDITION (RESIDENTIAL)

PROPERTY ADDRESS

800 FOREST ROAD, WINTER PARK, FLORIDA, 32789

LEGAL DESCRIPTION

LOT 1 AND LOT 2 (LESS THE EAST 60.32 FEET OF LOT 2), BLOCK "E",

CHARTER, AS RECORDED IN PLAT BOOK "L", PAGE 93, OF THE

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEY INFORMATION

INFORMATION OBTAINED FROM LEGAL SURVEY JOB NO. 02-10009, DATED 08/01/2007,

BY: REMATION SURVEYING AND MAPPING, FLORIDA REGISTERED LAND SURVEYOR 14681,

1100 TALL DUNE ROAD, DELAND, FLORIDA 32730, PHONE: 407-335-3544.

BUILDING STANDARD NOTES / FEATURES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017, SIXTH EDITION (FBC) RESIDENTIAL AND REVISIONS.
2. PROVIDE SMOKE ALARMS WIRED TO ELECTRICAL SYSTEM PER FLORIDA BUILDING CODE 11 (RESIDENTIAL).
3. FLASH OVER ALL EXTERIOR OPENINGS AND PROVIDE SILICONE CALKING AROUND ALL EXTERIOR OPENINGS. FLASHING COLORS TO BE AS CLOSE AS POSSIBLE TO EXTERIOR WALL COLORS.
4. ELECTRICAL SHALL COMPLY TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017, ELECTRICAL, AND / OR TO AUTHORITY HAVING JURISDICTION.
5. ALL PLUMBING, DOOR AND WINDOW HARDWARE TO BE OF PREMIUM QUALITY AS SELECTED AND/OR APPROVED BY OWNER.
6. PROVIDE 3" MIN. SQUARE PREFINISHED METAL RAIL, AS REQUIRED TO MATCH EXTERIOR WALL COLORS.
7. ALL EXTERIOR WINDOWS AND DOORS TO BE OF HUNT QUALITY OR BETTER AND TO BE PAINTED ON THE EXTERIOR WITH 2 COATS OF PREMIUM QUALITY EXTERIOR PAINT, COLOR TO MATCH EXTERIOR FINISHES.
8. INTERIOR GYMNASIUM WALL, BOARD WALLS AND CEILING TO BE PRIME COATED PLUS TWO COATS OF PREMIUM QUALITY INTERIOR LATEX PAINT.
9. BUILDING TO HAVE WOOD FRAMED EXTERIOR WALLS WITH PAINTED FINISH AND R15 INSULATION, METAL STUD OR WOOD INTERIOR WALLS, ROLLED ROOFING MEMBRANE, ON 1/2" CDX ROOF PLYWOOD, FASCIA TO MATCH EXISTING RESIDENCE WITH ROOF LIGHT, 1/2" DRYWALL WALLS, 1/2" DRYWALL CEILING, R-30 BATT INSULATION IN AIR CONDITIONED AREA CEILING, TINTED WINDOWS AND DOORS, TYPICAL 1" EXTERIOR GFI, ELECTRICAL OUTLETS.

NO.	REVISION DATE
1	11/2/2020



REAL

JOSEPH SIMMONS
P.E. No. 52101

PROPOSED RENOVATIONS TO:
BROVELLI RESIDENCE
1800 FOREST ROAD
WINTER PARK, FL 32789

DRAWING TITLE:
SITE PLAN
GENERAL NOTES
BUILDING STANDARD NOTES

SPENCER TULLY & ASSOCIATES, INC.
1100 TALL DUNE ROAD, DELAND, FL 32730
407-335-3544
WWW.STAFLA.COM

FILE NAME:	BROVELLI.DWG
APPROVED:	
CHECKED:	
DRAWN BY:	D. TULLY
DATE ISSUED:	11/2/2020
PROJECT NO.:	
DRAWING NO.:	

A-1

SHEET 1 OF 3

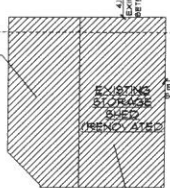
LOT 2
EAST 60.32 FEET
OF LOT 2 NOT INCLUDED

N00°d12°55'E 181.51'

PART OF LOT 2 AS DESCRIBED

DEMO EXIST.
BRICK
PATIO &
STRUCTURE

NEW WORK
EXTERIOR
DECK
ADDITION
(228 sq. ft.)



NEW WORK
EXISTING
STRUCTURE
(228 SQ. FT.)

LOT 13

S00°d13°46'W 189.05'

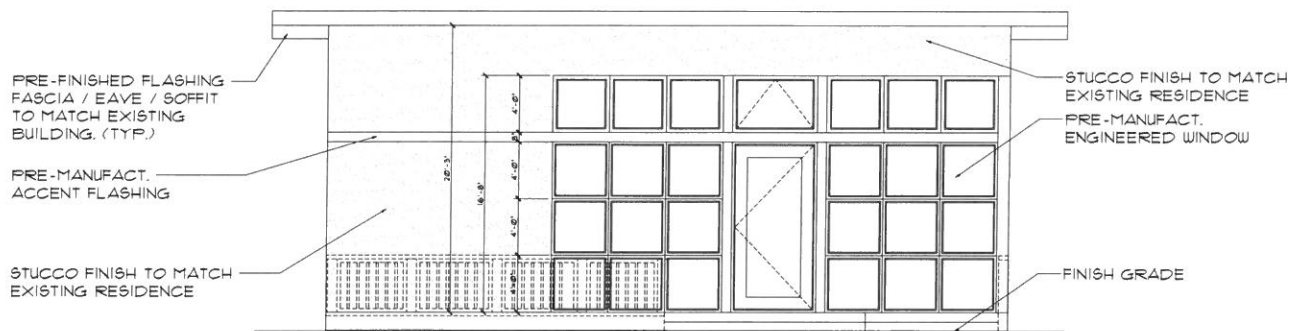
EDGE OF BRICK ROAD

CENTERLINE OF 60' PLATTED R/W

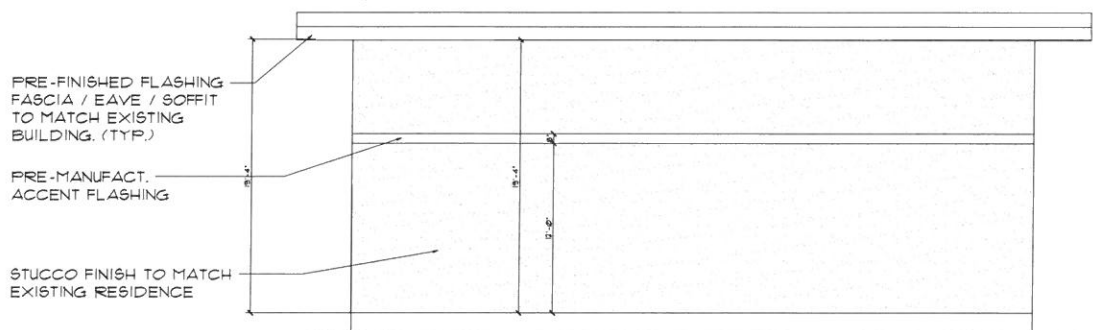
FORREST ROAD

SITE CALCULATIONS	
SITE AREA:	13,646.84 SQ. FT.
PREVIOUS:	2,810.35 SQ. FT.
NEW:	1,030.25 SQ. FT. ± 0.201 × 100 = 20.1%
NEW:	1,030.46 SQ. FT. ± 0.1533 × 100 = 15.3% P.A.R.

1 SITE PLAN
SCALE: 1/8" = 1'-0"



3
A-3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



1
A-3 EXTERIOR ELEVATION - EAST
SCALE: N.T.S.

NO.	REVISION DATE
1	12/29/20
2	
3	
4	
5	
6	
7	
8	
9	
10	



REAL

JOSEPH SIMMONS
P.E. No. 52901

PROPOSED RENOVATIONS TO:
BROVELLI RESIDENCE
1800 FORREST ROAD
WINTER PARK, FL 32789

DRAWING TITLE:
EXTERIOR ELEVATIONS

SPENCER TULLY & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304
Phone: (954) 571-1100 Fax: (954) 571-1101 Email: info@stata.com Website: www.stata.com

FILE NAME: BROVELLI.DWG

APPROVED:

CHECKED:

DRAWN BY: D. TULLY

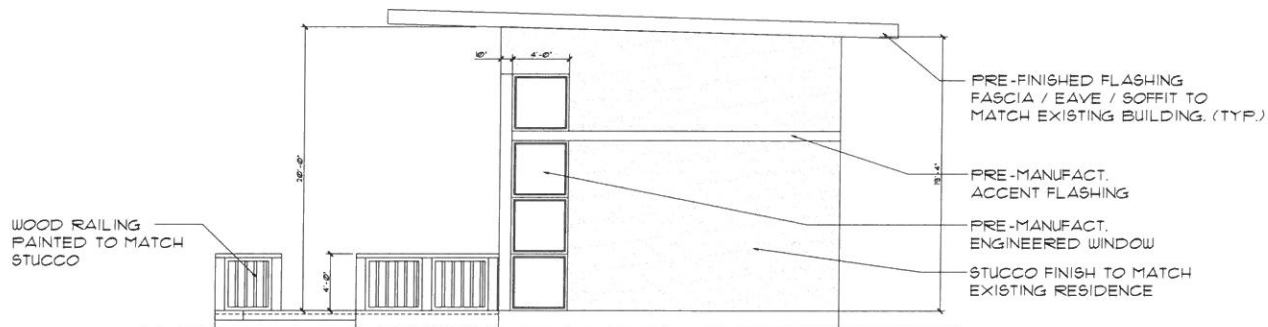
DATE ISSUED: 12/29/20

PROJECT NO.:

DRAWING NO.:

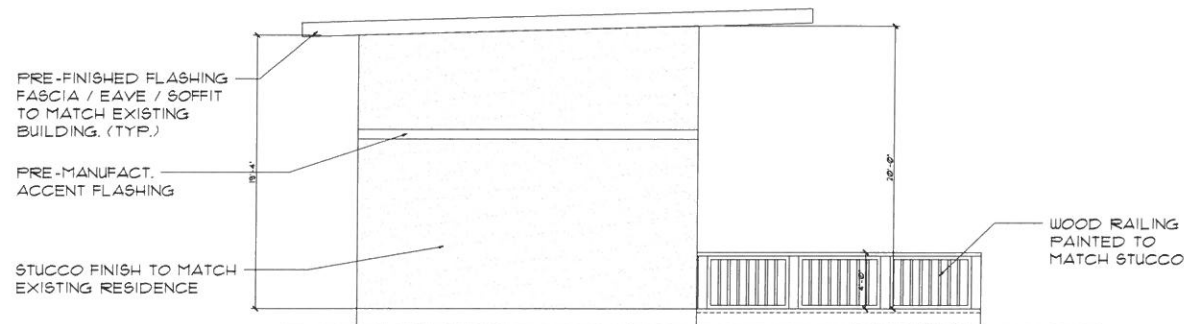
A-3

SHEET 3 OF 3



3 EXTERIOR ELEVATION - SOUTH

A-3a SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST

A-3a SCALE: N.T.S.

NO.	REVISION DATE
1	12/29/20
2	
3	
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10	



REAL

JOSEPH GRIMMOND
P.E. No. 52101

PROPOSED RENOVATIONS TO:
BROVELLI RESIDENCE
1800 FORREST ROAD
WINTER PARK, FL 32789

DRAWING TITLE:
EXTERIOR ELEVATIONS

SPRAWLER TULLY & ASSOCIATES, INC.
301 NORTH 20th STREET, SUITE 200, WINTER PARK, FL 32789
TEL: 407/841-1111 FAX: 407/841-1112

FILE NAME: BROVELLI.DWG

APPROVED

CHECKED

DRAWN BY: D. TULLY

DATE ISSUED: 12/29/20

PROJECT NO.

DRAWING NO.

A-3a

SHEET 3 OF 3



SHEET 2 OF 2

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY
LOCATED AT 1800 FORREST ROAD, WINTER PARK, FLORIDA AS
A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF
HISTORIC PLACES.**

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1800 Forrest Road with the existing home built in 1949 is an example of the American Ranch style architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1800 Forrest Road as a historic resource on the Winter Park Register of Historic Places, such action being taken in concert with the approval by the Historic Preservation Board for side and rear setback variances as approved by the Historic Preservation Board.

SECTION 2. That the construction to the residence shall be eligible for the historic preservation incentive of city fee waiver for underground electric and discount on building permit fees.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Steve Leary, Mayor

ATTEST:

City Clerk



City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

City of Winter Park Historic Designation Application

1. 1800 Forrest Road - W Park FL 32789
Building address
Ernesto Brovelli & Celeste Wofelwitz 407 907 0587
Owner's name(s) Address Telephone

Same
Applicant's name (if different from above) Address Telephone

2. I, Ernesto Brovelli, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

[Signature] [Signature] 12-20-2021
Owner's Signature Date

Historic Preservation Board Office Use

Criteria for Designation

- ___ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
___ B. Association with the lives of a person or persons significant in our past; or that
___ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
___ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR- _____

☐ Local Historic Landmark

☐ Local Historic Resource